

P&Z / BUILDING DEPARTMENT APRIL 2018 MONTHLY REPORT

P&Z COMMISSION MEETING APRIL 26, 2018

Present: Planning and Zoning Commissioners Sarah Murphy, Debi Renfroe, Brett Nolan, Toby Spencer, Ken Collins and Joe Clark.

Staff members present: Director of Community Development Jahnee Prince, City Planner LaShawn Gardiner, Administrative Assistant Geneva Walker, and Planning Consultant Maurice Ungaro.

Chair Murphy introduced new Planning and Zoning Commissioner, Joe Clark.

1. Approval of Minutes from the March 27, 2018 called meeting. *Motion to approve – Collins, Second –Renfroe **Approved unanimously.***

OLD BUSINESS:

2. Williams Property – 1129 & 1137 Hwy 54 W. – Parcel ID Numbers 0521 088, 0521 077, 0521 005, 0521 016 and 0528 043 – Rezoning Application from R-70 (Single Family Residential) to PCD (Planned Community Development) for Mixed-Use Development. File #18-005. Applicant requests to table to April 26, 2018 meeting. *Motion to table to May 22, 2018 Meeting –Nolan, Second Spencer. **Approved unanimously.***
3. Cool Runnings International – Hwy 85 North – Parcel ID 0545 050 – Development Plans for construction of Office Headquarters and Warehouse. Variance request to reduce the required number of off-street parking spaces from 57 to 87. File #18-006.

*Motion to approve Variance request–Collins, Second Spencer. **Approved unanimously.***
*Motion to approve Development Plans–Nolan, Second Collins. **Approved unanimously.***

4. Maggie's Place – 740 Hwy 54 East – Parcel ID 0524 025– Preliminary Plat application for 21 detached single-family lots. File #18-009. ***Applicant requested to table to May 22, 2018 meeting.*** *Motion to table to May 22, 2018 Meeting –Collins, Second Nolan. **Approved unanimously.***

NEW BUSINESS:

NONE

WORK SESSION ITEMS:

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5. Pinewood Forest – 467 Veterans Parkway. – Parcel ID 0535 009 – Rezoning Application for 0.9 acres from OI (Office and Institutional) to PCD (Planned Community Development). File #18-012. Ms. Prince reported that the subject property is surrounded on three sides by the Pinewood Forest development. The Pinewood Studios property is located across the road and the property is vacant. This property was rezoned from R-70 to OI, Office and Institutional on August 3, 2017. The applicant is requesting rezoning from OI, Office Institutional to PCD, Planned Community District, in order to incorporate the property into the Pinewood Forest development. This location would be part of the Piedmont Wellness Center parking lot. The Comprehensive Plan places this property in the *Neighborhood Mixed Use* character area. The rezoning request to PCD is consistent with the Future Land Use Map of the Comprehensive Plan.
6. Promenade – 140 & 150 Promenade Parkway – Parcel ID 0538 088 – Development Plans to construct two 5,000 square foot office warehouses. File #18-013. Mrs. Gardiner reported the applicant, Marksmen Construction, Inc., is proposing to construct two speculative warehouse office buildings on the subject property. Each building will be 5,000 square feet and constructed on lot 16 and lot 17. The sides and rear of the buildings will be constructed of pre-fabricated metal and the front will be brick. Each building will also have a front entry drive-up loading dock and a drive-up overhead door on the side of the building near the parking area. There are currently no potential tenants or interested businesses for the buildings.
7. Downtown Hotel – 139 Hwy 85 N. – Parcel ID 0530 1036 - Development Plans to construct a 4-story hotel in the Main Street District. File #17-007.02. Mr. Ungaro reported the applicant submitted site development plans proposing the construction of a hotel that will be approximately 48,675 square feet (four floors at approximately 10,800 square feet each) with an estimated 84 guest rooms facing north, west and south. The original development plans included a 12,000 square foot retail center with related infrastructure. In February 2015, the Planning and Zoning Commission approved site development plans and a buffer variance for the subject property. Due to site constraints, the foundation buffer was reduced at differing amounts on two sides of the building while two sides of the building exceeded the minimum requirements. At the March 2017 Planning and Zoning Commission meeting, revised elevations for the project were approved. The updated project included six apartments over the retail shops on site. At the June 2017 Planning and Zoning Commission meeting the applicant stated he no longer wished to construct the retail center, and a special exception to allow a hotel on the property was approved with the condition that the Lafayette Avenue Extension be built by the applicant to street standards. At the January 25 2018 Art & Architecture Committee meeting, elevations and building surface treatments were approved. On

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January 28, 2018, City Council denied a variance request to reduce the foundation buffer from 8 feet to 3 feet.

STAFF REPORTS:

Chair Murphy recommended that Commissioner Toby Spencer serve on the Art And Architectural Committee (AAAC) as the Planning Commission representative to replace Ms. Derryl Anderson.

Adjourn: Chair Murphy called for a motion to Adjourn.

Motion: Collins

Seconded: Renfro

Vote: Unanimous

ART & ARCHITECTURAL ADVISORY COMMITTEE ACTIVITY

No Art & Architectural Advisory Committee activity for the month of April 2018.

	RETAIL	INDUSTRIAL	OFFICE
3 rd Q 2017	5.77%	7.00%	8.73%
4 th Q 2017	5.77%	7.00%	8.73%
1 st Q 2018	6.78%	7.00%	8.73%
2 nd Q 2018	6.78%	7.00%	8.73%

Overall Vacancy Rate = 7.28%

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Projects Reviewed by the Planning and Zoning Commission			
Project Type	April 2018	2018 YTD Total	2017 YTD Total
Annexation and Rezoning	0	0	3
Rezoning	0	1	4
Preliminary Plat	0	3	1
Site Development Plan	1	7	8
Elevation Plan	0	1	8
Variance	1	5	6
Special Exception	0	1	8
Amendment to the Zoning Ordinance	0	3	0
Amendments to other ordinances or Bylaws	0	0	4
Comprehensive Plan Text or Future Land Use Map Update	0	0	1
Other permits requiring P&Z approval	0	1	0
Totals	2	22	43

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**BUILDING PERMIT ACTIVITY REPORT
APRIL 2018**

FEES COLLECTED				
		THIS MONTH	YEAR TO DATE 2018	YEAR TO DATE 2017
134	Permits/Inspection Fees	\$25,12.41	\$125,391.94	\$82,341.53
6	Impact Fees	\$9,113.19	\$261,778.95	\$77,995.36
140	TOTALS	\$34,225.60	\$387,170.89	\$160,336.89

NEW RESIDENTIAL ACTIVITY			
	April 2018	YEAR TO DATE 2018	YEAR TO DATE 2017
New Single Family Permits Issued	6	27	14
Single Family CO's Issued	11	39	7

FORECLOSURE STATISTICS

2012		
	Total	Avg
Listed	233	19.4
Actual	74	6.17

2013		
	Total	Avg
Listed	149	12.4
Actual	48	4

2014		
	Total	Avg
Listed	70	5.83
Actual	33	2.75

2015		
	Total	Avg
Listed	77	6.42
Actual	40	3.33

2016		
	Total	Avg
Listed	29	2.42
Actual	7	0.58

2017		
	Total	Avg
Listed	22	1.83
Actual	11	0.92

CITY OF FAYETTEVILLE FORECLOSURE 2018														
	Jan	Feb	March	April	May	June	July	Aug	Sept	Oct	Nov	Dec	Total	Avg.
Listed	4	2	3	2										2.75
Actual	1	0	1	1										0.75

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SUBDIVISION LOTS PERMIT STATUS 2000 – 4/30/2018

SUBDIVISION	DATE OF PLAT APPROVAL	NUMBER OF LOTS APPROVED	NUMBER OF LOTS PERMITTED	NUMBER OF LOTS LEFT
Stonebriar West Phase II	March 1998	45	40	5
The Villages at Lafayette	January 2002	173	117	56
Sheffield Estates	September 2002	92	92	0
Bates Avenue Tract	January 2003	19	19	0
Farrer Woods	June 2003	51	43	8
Legends at Redwine	July 2003	35	35	0
Sutherland Farms	November 2003	46	46	0
Clifton Lakes	December 2003	30	29	1
Heaton Lakes	February 2004	31	31	0
Summit Point	March 2004	50	50	0
Bellemeade	May 2004	88	88	0
Brookview Estates	July 2004	38	38	0
Sparrows Cove	November 2004	18	18	0
Emory Springs	November 2004	71	71	0
Dickson Springs	August 2005	49	48	1
Pye Lake Estates	October 2005	12	12	0
Grove Park	March 2006	60	60	0
Logan Park	May 2006	48	48	0
Pinewood Forest Phase 1	March 2017	166	47	119
Oakleigh Manor	October 2016	77	27	50
TOTAL	TOTALS	1199	959	240